

FDR / ADR / SDR LAND USE PRE-SUBMITTAL NOTES

APPROVED PRESUB NOTES (GJ): 3035990-EG

See section 1.1 below for the likely application submissions.

Meeting date 12 March 2020
project 3035990-EG
 3032263-LU
 6696698-CN
 6655438-CN
address 632 W Barrett Street / 611 West Dravus
attendees Greg Johnson, SDCI; Malli Anderson, SDCI; Jackson Koch-Keenan, SDOT, Ray Ramos, City
 Light; Angela Wallis, SPU; Steve Bull, Graham Black

The proposed work includes 5 separate lots to be established through an LBA and associated design review, MUP, and construction permits for 31 dwelling units. Work anticipates 5 separate construction permits and three separate design review documents due to functionally related lots. Design review to include both SDR and ADR.

Zoning MIO 65 / LR2-M

1.1 Project Numbers

Refer to pages 1 – 4

Given multiple lots, request guidance on assignment of additional project numbers for both land use and construction permits.

Workshop AD and Malli to coordinate on reassigning existing projects numbers for the project.

- **West 4 lots will require 1 full design review submittal**
- **West 4 lots will require 1 Design Review with SEPA submittal (use this meeting project number 3035990-EG and upload all Pars.)**
- **West 4 lots will require 4 building permit submittals**

- **East lot will require 1 SDR submittal**
- **East lot will require 1 SEPA submittal**
- **East lot will require 1 building permit submittal**

1.2 LBA

Request review of proposed lot lines and LBA process

An access and utility easement will be required across Lot V to serve Lot U

1.3 MIO Overlay 23.69.024

Questions regarding applicability of MIO for development not part of SPU.

23.69.006 - Application of regulations

A. All land located within the Major Institution Overlay District shall be subject to the regulations and requirements of the underlying zone unless specifically modified by this chapter or an adopted master plan.

SMC23.69.008.F – Permitted Uses

F. Uses other than those permitted under subsections A and B of this section shall be subject to the use provisions and development standards of the underlying zone.

SDCI to confirm no changes are required to the Master Plan in order to construct a project conforming to the development standards of the underlying zone.

Applicant received opinion email from Bill Mills on January 7th that stated

SDCI agrees that the proposal to develop parcels in the 600 block of West Barrett Street (parcels 361360-0300 and 337190-0006) with residential use is not a proposal for a major institution use and is governed by Seattle Municipal Code (SMC) Sections 23.69.006.A and 23.69.008.F, and the underlying zoning regulations control rather than the Major institution regulations. The applicable zone is LR2 (M): Lowrise -2 Multifamily Residential, with an M designation for purposes of Mandatory Housing Affordability (MHA). A minor amendment to the Major institution Master Plan (MIMP) is not required.

1.4 SDOT

1. Civil engineer to submit updated SIP documents with current lot lines and access.
2. A 25 ft roadway is required. Curb to be 12.5 ft from center line of ROW.
3. 5.5 ft planter strip and 6 ft sidewalk required.
4. Urban forestry has not provided feedback at this time. Questions regarding trees that are part of grove that are in ROW can be addressed to urban forestry at DOT_LA@seattle.gov.
5. SDOT urban forestry may be open to using grasscrete around driveway to support cart staging in limited quantity, per approval from urban forestry. SDOT will not support the use of grasscrete to accommodate the number of carts necessary for every unit to have cart service. Cart service should be minimized via an HOA and shared service agreement as much as possible. Note that the use of grasscrete reduces and may preclude the ability to meet green factor requirements in the ROW.

1.5 Waste and recycling

SPU to clarify storage, staging, and collection requirements given the number of units for each project.

1. Angela indicated that based on number of units, 93 carts. Not feasible along frontage with sidewalks, street trees. Shared cart service could reduce demand to 48 carts.
2. SPU prefers HOA + dumpsters. Applicant proposes "owners, LLC". SPU has been working through project scale and alternative single entity structures. Angela to forward memo from manager to design team on shared services and entity type.
3. East parcel could be stand-alone with carts.
4. West parcels, review CAM1301 for dumpster and truck maneuvering requirements.

1.6 SCL

1. An easement is needed across Lot V to serve Lot U
2. Projects can be served from West Barrett
3. Service feed will require to be underground. 3 phase available.
4. SDOT indicated they would like to see the underground services included in SIP.
5. Submit application to coordinate service size for the development.
6. Applicant indicated cell tower will not stay.

1.5 LBA + SDR + SEPA

1. When can EDG for ADR and SDR document be submitted for a project that requires an LBA to realign lot lines
SDCI confirmed that the west 4 parcels can be reviewed as a single design review document under Full Design Review. They can be submitted as a single Master Use Permit application.
2. Which lots are subject to SEPA
SDCI confirmed the west 4 parcels can be reviewed together under a single MUP/SEPA submittal. SDCI to confirm that a separate SEPA submittal is required for the east parcel.

1.6 DR 19-2018 // FUNCTIONALLY RELATED

1. SDCI to confirm functional relationships of the projects as proposed for purposes of design review and SEPA
SDCI indicated that lots S,T,U,V can be submitted as a single design review with SEPA MUP.

1.7 MHA

1. SDCI to confirm payment current payment amount

Applicant to refer to TIP 257.

2. SDCI to confirm if each building permit is considered separately for purposes of payment amount. Will 5 separate checks be required based on the GFA of each project?

SDCI to verify.

3. SMC23.58.050.4

When the applicant elects to comply with this [Chapter 23.58C](#) through the performance option for a development that contains multiple structures and the calculation according to subsection 23.58C.050.A.1 results in fractions of units in more than one structure, the Director may, as a Type I decision in consultation with the Director of Housing, allow such fractions of units to be combined, provided:

a. If the sum of the combined fractions of units calculated according to this subsection 23.58C.050.A.4 equals fewer than two, the applicant shall:

1) Round up to two units; or 2) Provide one dwelling unit that meets the requirements according to subsection 23.58C.050.C that is three bedrooms or larger, as determined by the Director of Housing;

SDCI to confirm if structures on multiple parcels can be combined to determine number of units?

31 total units on 5 lots = $31 \times 6\% = 1.86$ units = round up to 2 units, or round down to 1 unit that is 3 bedrooms or larger.

1.8 TREE PROTECTION

A "grove" is present on site. SDCI to confirm procedure to remove individual trees within a grove given extent of grove.

SDCI indicated that the applicant should propose during the design review process. The design review board will make a recommendation based on how the removal better meets the intent of the design guidelines. Plan review staff takes the board's recommendation into consideration for approval of removal. Include arborist report in documents.

Refer to tree protection code SMC 25.11. 070.A

2.1 ZONING CLARIFICATION

1. GFA Definition

Applicant encouraged to review new Director's Rule

2. Setbacks // designations

SDCI to confirm that applicant can designate yards on Lot U, the lot without street frontage.

3. Setbacks // Average side setback

SDCI confirmed that allowed projections are not included in setback averaging.

4. Setbacks // Rowhouse lots without adjacent development

SDCI confirmed that if the lot is not adjacent to another rowhouse project, a 3.5 ft setback is required. Setbacks are eligible for a departure.

3.1 Design Guidance

1. Greg indicated that a 6 week schedule period is required ahead of a DRB board meeting. Once applicant submits a draft report and Greg is comfortable with content, he will schedule meeting.
2. Board and community outreach meetings are currently on hold.
3. Just the Citywide Design Guidelines will apply.
4. The project will be reviewed by the West Board.

Greg highlighted the following checklist items for consideration

1. Street Frontage
2. Pedestrian oriented design

workshop AD

3. Rowhouses // varied façade / presenting a whole project while highlighting individual
4. Stoops, porches, and space to sidewalk

Encouraged more development of the connection between rear units and the street and consideration of the space between the street and rear units. The entry to the rear of the site should be legible and make sense.

Applicant requested Greg forward any reference/precedent projects he has in mind.